

# 7 STAMFORD STREET

NEWMARKET, SUFFOLK

JACKSON-STOPS

7 STAMFORD STREET
NEWMARKET SUFFOLK, CB8 8JB

TOTAL APPROX. FLOOR AREA 1,139 SQ FT / 105.8 SQ M

# A WELL LOCATED AND DECEPTIVELY SPACIOUS TOWNHOUSE IN A SOUGHT AFTER RESIDENTIAL LOCATION WITH AN ENCLOSED COURTYARD GARDEN



## DISTANCE

BURY ST EDMUNDS 15 MILES
CAMBRIDGE 14 MILES
STANSTED AIRPORT 33 MILES
LONDON 66 MILES

## GROUND FLOOR

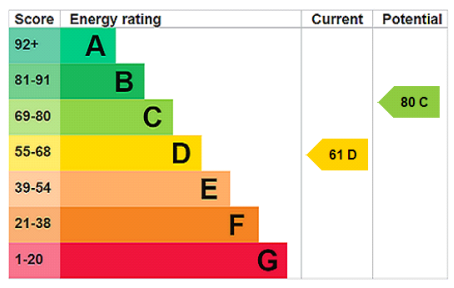
- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Cloakroom

## FIRST FLOOR

- Landing
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Family Bathroom

## OUTSIDE

- Street Parking
- Courtyard Garden
- Garden Store




YAYOI
KUSAMA
FLOWERS & PLANTS
Henri Matisse

## THE PROPERTY

7 Stamford Street is a delightful and deceptively spacious town house with a courtyard garden. Built in the 1890's, this well located property has brick elevations under a slate roof. The light and spacious accommodation extends to 1,139 sq ft with double glazing sash windows and gas fired central heating.

The welcoming **entrance hall** has stairs to the first floor, understairs storage, recessed ceiling downlights and wood effect floor. The spacious **sitting/dining room** is double aspect with windows to the front and rear, fireplace housing wood burning stove, storage, shelving, recessed ceiling downlights and wood effect floor. The well finished **kitchen/breakfast room** has windows to the side, base and eye level units, wood worktops, inset sink with drainer, integrated appliances including five ring gas hob with extractor hood above, dishwasher, fridge and freezer, wine fridge, breakfast bar, door to the courtyard garden, cupboard housing the boiler, recessed ceiling downlights and tiled floor. The **cloakroom** has a pedestal wash basin, w/c, heated towel rail, extractor fan, recessed ceiling downlights and wood effect floor. The **landing** has access to the loft and recessed ceiling downlights. **Bedroom 1** has windows to the front, built-in wardrobes, storage and shelving, sealed fireplace and recessed ceiling downlights. **Bedroom 2** has a window to the rear and recessed ceiling downlights. **Bedroom 3** has a window to the rear, sealed fireplace and recessed ceiling downlights. The **family bathroom** has a frosted window to the side, wash basin, w/c, tiled walk-in shower cubicle, bath with shower attachment, heated towel rail, recessed ceiling downlights and wood effect floor.







## OUTSIDE

The **front** of the property is enclosed by brick walls with a cast iron pedestrian gate, paved path to the front door and flower and shrub beds. The **courtyard garden** is enclosed by close boarded wooden fencing with paved flooring, outside lighting and water tap. The useful **garden store** has storage, shelving, power and lighting.

## LOCATION

7 Stamford Street is set in a sought after town location within walking distance of the train station, Tattersalls Sales Rooms and High Street. Newmarket is home to many racing institutions including the National Stud, the National Horseracing Museum, Tattersalls and The Jockey Club. Some of the finest racing in the world is seen on The Rowley Mile and The July Course. The town provides a good range of amenities including schools, shops, supermarkets, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club; Cambridge and Bury St Edmunds offer further amenities. There is excellent access to the A14 and A11 (M11). There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Cambridge North and South, Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately 40 minutes' drive.







## DIRECTIONS CB8 8JB

From Newmarket High Street turn into The Avenue. Take the second turning on your left into Warrington Street. Stamford Street is your first turning on the right and no.7 is located halfway down on the left.

## PROPERTY INFORMATION

**SERVICES:** Mains water, gas, electricity and drainage. Gas fired central heating.

**TENURE:** The property is freehold with vacant possession on completion.

**COUNCIL TAX:** Band C
Current annual charge: £2,090.20

**LOCAL AUTHORITY:** West Suffolk Council
Tel: 01284 763233

**BROADBAND SPEED**: Ofcom states speed available up to 1800 mbps

**MOBLIE SIGNAL/COVERAGE**: Yes

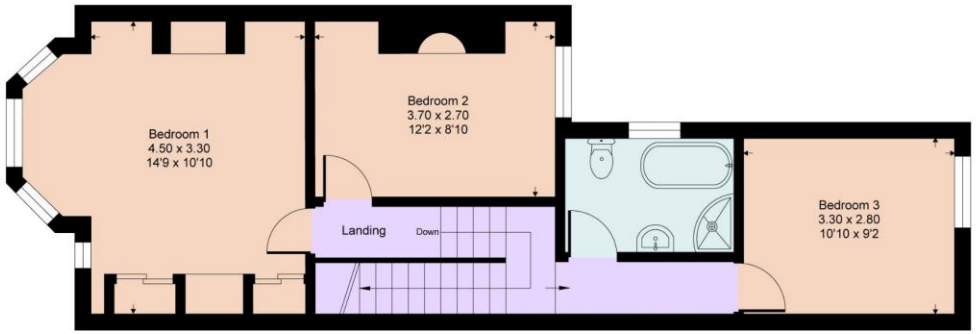
**What3words:** ///backpacks.crossings.mankind

**VIEWING:** Strictly by appointment only through sole agent: Jackson-Stops – 01638 662231
Email: newmarket@jackson-stops.co.uk

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

# 7 Stamford Street, Newmarket

Approximate Gross Internal Area = 105.8 sq m / 1139 sq ft




First Floor




Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

JACKSON-STOPS

NEWMARKET
01638 662231
newmarket@jackson-stops.co.uk
jackson-stops.co.uk

OnTheMarket.com
rightmove

JACKSON-STOPS
PROPERTY EXPERTS SINCE 1910